

**When recorded return to:**  
Keith Alan Chaplin and Sarah Jean Wagstaff  
810 E. Magnolia Ave.  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3905  
Aug 24 2021  
Amount Paid \$12198.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

CHICAGO TITLE CO.  
620048775

Escrow No.: 245443640

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Leif Johnson, also appearing of record as Mark Leif Johnson and Janine Teresa Johnson, also appearing of record as Janine T. Johnson and Janine T. Ward, as tenants in common for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Keith Chaplin and Sarah Wagstaff, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

PTNS NE 1/4, SEC. 17-35-4E, W.M.

Tax Parcel Number(s): P36812 / 350417-1-013-0009, P36800 / 350417-0-002-0004, P36810 / 350417-1-012-0000, P120134 / 350417-1-012-0300, P36809 / 350417-1-008-0006, P132482 / 350417-1-012-1300,

Subject to:

Exhibit B attached hereto and by this reference made a part thereof.

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 19, 2021

LO  
Leif Johnson

Johnson  
Janine Teresa Johnson

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Leif Johnson is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 29, 2021  
Name: Leah J. Richardson  
Notary Public in and for the State of WA  
Residing at: Seattle, WA  
My appointment expires: 8.29.2024

LEAH J RICHARDSON  
STATE OF WASHINGTON  
NOTARY PUBLIC  
License # 13667  
MY COMMISSION EXPIRES  
August 29, 2024

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Janine Teresa Johnson is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 29, 2021  
Name: Leah J. Richardson  
Notary Public in and for the State of WA  
Residing at: Seattle, WA  
My appointment expires: 8.29.2024

LEAH J RICHARDSON  
STATE OF WASHINGTON  
NOTARY PUBLIC  
License # 13667  
MY COMMISSION EXPIRES  
August 29, 2024

**EXHIBIT "A"**  
Legal Description

Parcel A:

ALL THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 4 EAST W.M., LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:  
BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION;  
THENCE SOUTH 89°39'21" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 616.66 FEET TO A POINT WHICH BEARS NORTH 89°39'21" EAST A DISTANCE OF 681.58 FEET  
FROM THE NORTHWEST CORNER OF SAID SUBDIVISION (THIS DISTANCE IS GIVEN IN PREVIOUS DEEDS AS 693 FEET), SAID POINT BEING THE TRUE POINT OF BEGINNING FOR A BOUNDARY LINE BETWEEN THE FOX AND O'BRYAN PROPERTIES AS ESTABLISHED BY DEEDS RECORDED UNDER AUDITOR'S FILE NOS. 851488 AND 851489, RECORDS OF SKAGIT COUNTY, WASHINGTON;  
THENCE SOUTH 0°01'51" WEST A DISTANCE OF 615.37 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 703.89 FEET TO SAID SUBDIVISION;  
THENCE NORTH 89°40'18" EAST A DISTANCE OF 123.75 FEET;  
THENCE SOUTH 0°01'51" WEST A DISTANCE OF 703.89 FEET TO THE SOUTH LINE OF SAID SUBDIVISION AND THE TERMINAL POINT OF THIS LINE DESCRIPTION, SAID POINT BEARING SOUTH 89°40'18" WEST A DISTANCE OF 482.42 FEET FROM THE SOUTHEAST CORNER OF SAID SUBDIVISION AND SAID POINT BEING 2 FEET WEST OF AN EXISTING FENCE CORNER. TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS AN EXISTING ROAD DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHEAST OF THE NORTHEAST OF SAID SECTION 17 WHICH IS 363 FEET, MORE OR LESS, WEST OF THE SOUTHEAST CORNER OF SAID SUBDIVISION;  
THENCE NORTHWESTERLY TO THE OLYMPIC MARSH HILL DITCH; AND THENCE NORTH TO THE COUNTY ROAD. (SEE EASEMENT GRANTED UNDER AUDITOR'S FILE NO. 858030.). SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Parcel B:

A CONSERVATION EASEMENT OVER, UNDER, AND ACROSS THAT PORTION OF THE WEST HALF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.; DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION (CENTER OF SAID SECTION 17);  
THENCE NORTH 01°01'41" EAST A DISTANCE OF 1,060.34 FEET ALONG THE WEST LINE OF SAID SUBDIVISION (NORTH-SOUTH CENTERLINE OF SAID SECTION 17) TO THE TRUE POINT OF

**EXHIBIT "A"**Legal Description  
(continued)**BEGINNING;**

THENCE CONTINUE NORTH 01°01'41" EAST A DISTANCE OF 591.64 FEET ALONG SAID WEST LINE TO THE SOUTHERLY MARGIN OF KELLEHER ROAD;

THENCE NORTH 55°28'16" EAST A DISTANCE OF 385.35 FEET ALONG SAID SOUTHERLY MARGIN

TO A POINT THAT IS 313.50 FEET EAST OF THE WEST LINE OF SAID NORTHEAST QUARTER OF

**SECTION 17;**

THENCE SOUTH 01°01'41" WEST A DISTANCE OF 1,000.48 FEET TO THE EAST LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17;

THENCE SOUTH 01°59'19" WEST A DISTANCE OF 89 FEET ALONG SAID EAST LINE;

THENCE SOUTH 62°47'11" WEST A DISTANCE OF 229.73 FEET;

THENCE SOUTH 51°41'09" WEST A DISTANCE OF 124.23 FEET TO AN EXISTING WIRE FENCE;

THENCE ALONG SAID WIRE FENCE SOUTH 75°59'48" WEST A DISTANCE OF 358.75 FEET;

THENCE SOUTH 12°04'58" WEST A DISTANCE OF 258.29 FEET;

THENCE SOUTH 48°35'27" WEST A DISTANCE OF 182.26 FEET;

THENCE NORTH 73°57'03" WEST A DISTANCE OF 401.46 FEET;

THENCE NORTH 79°49'54" WEST A DISTANCE OF 87.13 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**Parcel C:**

THAT PORTION OF THE WEST HALF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 35

NORTH, RANGE 4 EAST, W.M. SAID WETLAND RESERVE PROGRAM CONSERVATION EASEMENT

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION (CENTER OF SAID SECTION 17);

THENCE NORTH 01°01'41" EAST A DISTANCE OF 1,060.34 FEET ALONG THE WEST LINE OF SAID

SUBDIVISION (NORTH-SOUTH CENTERLINE OF SAID SECTION 17) TO THE SOUTHWESTERLY CORNER OF THAT CERTAIN WETLAND RESERVE PROGRAM (WRP) CONSERVATION

EASEMENT

RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 199912200152, RECORDS OF SKAGIT

COUNTY, WASHINGTON, AND BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG THE SOUTHERLY LINE OF SAID WRP CONSERVATION EASEMENT AS FOLLOWS:

SOUTH 79°49'54" EAST, A DISTANCE OF 87.13 FEET;

THENCE SOUTH 73°57'03" EAST, A DISTANCE OF 401.46 FEET;

THENCE NORTH 48°35'27" EAST A DISTANCE OF 182.26 FEET;

THENCE NORTH 12°04'58" EAST A DISTANCE OF 258.29 FEET;

THENCE NORTH 75°59'48" EAST A DISTANCE OF 319.94 FEET;

THENCE SOUTH 11°41'24" WEST A DISTANCE OF 97.25 FEET;

THENCE SOUTH 23°24'53" WEST A DISTANCE OF 302.37 FEET;

THENCE SOUTH 01°32'58" WEST A DISTANCE OF 152.87 FEET;

**EXHIBIT "A"**  
Legal Description  
(continued)

THENCE SOUTH 23°17'47" EAST A DISTANCE OF 142.09 FEET;  
 THENCE SOUTH 01°59'19" WEST PARALLEL WITH THE EAST LINE OF SAID WEST HALF OF  
 THE  
 NORTHEAST QUARTER OF SECTION 17, A DISTANCE OF 266.08 FEET, MORE OR LESS, TO  
 THE  
 NORTH LINE OF THE SOUTH 495 FEET OF SAID SUBDIVISION;  
 THENCE NORTH 87°53'32" WEST, A DISTANCE OF 886.50 FEET, MORE OR LESS, TO THE  
 WEST  
 LINE OF SAID NORTHEAST QUARTER OF SECTION 17 (NORTH-SOUTH CENTERLINE), AT A  
 POINT BEARING SOUTH 01°01'41" WEST FROM THE TRUE POINT OF BEGINNING;  
 THENCE SOUTH 01°01'41" EAST ALONG SAID WEST LINE A DISTANCE OF 565.26 FEET TO  
 THE  
 TRUE POINT OF BEGINNING.  
 SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Parcel D:

THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 35 NORTH,  
 RANGE  
 4 EAST, W.M.;

EXCEPT THE FOUR FOLLOWING DESCRIBED PORTIONS THEREOF:

1. THE SOUTH 30 RODS THEREOF;
2. THOSE PORTIONS THEREOF LYING WITHIN CONSERVATION EASEMENTS LABELED  
 WARRANTY EASEMENT DEEDS AND RECORDED AS AUDITOR'S FILE NO. 199912220152,  
 AUDITOR'S FILE NO. 200302200125 AND AUDITOR'S FILE NO.200303070148;
3. THOSE PORTIONS THEREOF LYING NORTHERLY OF THE RIGHT OF WAY APPROPRIATED  
 FOR DRAINAGE DISTRICT NO. 14;
4. THAT PORTION THEREOF LYING NORTHERLY AND EASTERLY OF THE FOLLOWING  
 DESCRIBED LINE:

BEGINNING AT A POINT ON THE EAST LINE OF SAID WEST HALF OF THE NORTHEAST  
 QUARTER

AT A POINT WHICH LIES NORTH 0°28'26" WEST, A DISTANCE OF 672.60 FEET FROM THE  
 SOUTHEAST CORNER OF SAID WEST HALF OF THE NORTHEAST QUARTER ON THE  
 APPROXIMATE LINE OF THE BASE OF THE HILL;

THENCE CONTINUING ALONG SAID APPROXIMATE LINE ON THE FOLLOWING COURSES:

NORTH 57°23'16" WEST 91.30 FEET;

THENCE NORTH 74°03'17" WEST 94.19 FEET;

THENCE SOUTH 83°15'42" WEST 131.72 FEET;

THENCE NORTH 67°20'58" WEST 88.50 FEET;

THENCE NORTH 34°41'23" WEST 87.32 FEET;

THENCE NORTH 07°02'03" EAST 363.06 FEET;

THENCE NORTH 47°29'50" EAST 120.24 FEET;

THENCE LEAVING SAID APPROXIMATE LINE NORTH 0°28'26" WEST ON A LINE PARALLEL  
 WITH

AND 200 FEET WEST OF THE WEST LINE OF THE NORTHEAST QUARTER OF THE  
 NORTHEAST

QUARTER OF SAID SECTION 17, A DISTANCE OF 235.98 FEET TO A POINT WHICH IS 20 FEET  
 NORTHERLY OF THE CENTERLINE OF SAID DRAINAGE DISTRICT 14 RIGHT OF WAY THE

**EXHIBIT "A"**Legal Description  
(continued)

TERMINUS OF THIS LINE DESCRIPTION.  
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Parcel E:

THE SOUTH 30 RODS OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.  
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Parcel F:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17,

TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO

LEIF JOHNSON, ET AL, BY DEED RECORDED AS AUDITOR'S FILE NO. 201103170110;

THENCE NORTH ALONG THE WEST LINE OF SAID JOHNSON TRACT TO THE CENTERLINE OF AN

EXISTING CREEK / DITCH LYING SOUTHERLY OF THE HILL ON PROPERTY CONVEYED TO

LELAND C. FOX, ET UX., BY DEED RECORDED AS AUDITOR'S FILE NO. 199910060020;

THENCE WESTERLY ALONG THE CENTERLINE OF SAID CREEK / DITCH TO THE WEST LINE OF

SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER;

THENCE SOUTH ALONG THE WEST LINE OF SAID SUBDIVISION TO THE SOUTHWEST CORNER

OF SAID SUBDIVISION;

THENCE EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

**EXHIBIT "B"  
EXCEPTIONS**

Order No.: 245443640/6200848775

Reservations and recitals contained in the Deed as set forth below:

Recording Date: July 20, 1936  
Recording No.: 281056  
Regarding: Water well and pipeline

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Co.  
Purpose: Electric transmission and/or distribution line

Recording No.: 334565  
Recording No.: 334566  
Recording No.: 334567  
Recording No.: 335736

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: United States of America  
Purpose: Conservation Easement  
Recording Date: December 20, 1999  
Recording No.: 199912200152

Affects: Parcel B

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: United States of America  
Purpose: Conservation Easement  
Recording Date: March 7, 2003  
Recording No.: 200303070148

Said Easement is a re-recording of Auditor's File No. 200302200125.

Affects: Parcel C

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 199909220094

Affects: Parcel B

**EXHIBIT "B"  
EXCEPTIONS**

Order No.: 245443640/6200848775

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey.

Recording No.: 200110290118

Affects: Parcel C

Skagit county Planning & Development Services Lot of Record Certification and the terms and conditions thereof:

Recording Date: December 23, 2019  
Recording No.: 201912230097

Affects: Parcel A

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Leland C. Fox and Charlotte M. Fox, husband and wife  
Purpose: Ingress, Egress and Utilities  
Recording Date: October 2, 2014  
Recording No.: 201410020030

Affects: Parcel A

Title Notification and the terms and conditions thereof:

Recording Date: January 9, 2012  
Recording No.: 201201090127

Affects: Parcel A

Lot Certification and the terms and conditions thereof:

Recording Date: December 20, 2011  
Recording No.: 201112200125

Affects: Parcels A, B, C and D

Lot Certification and the terms and conditions thereof:

Recording Date: December 20, 2011  
Recording No.: 201112200126

Affects: Parcel E



**EXHIBIT "B"  
EXCEPTIONS**

Order No.: 245443640/6200848775

Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.

Affects: Parcel B

Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.

Affects: Parcel B

Any question that may arise due to shifting or change in the course, boundaries or high water line of Thomas Creek or due to prior shifting or changing of the course, boundaries or high water line; and rights of the State of Washington in and to that portion of said Land, if any, lying in the bed or former bed of Thomas Creek.

Affects: Parcel B

The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

The Land has been classified as Open Space and Farm & Agriculture and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

**EXHIBIT "B"  
EXCEPTIONS**

Order No.: 245443640/6200848775

The Land is presently classified as exempt as to general real property taxes (not special taxes and charges) as to general real property taxes (not special taxes and charges) and may be subject to the collection of back taxes for a possible three to ten year period, depending upon the actual use classification of the property during its exempt status. Inquiry should be made to the Skagit County Assessor's Office or the Company for additional information.

Tax Account No.: P36800 & P36810  
Levy Code: 1195

The Land is presently classified as exempt as to general real property taxes (not special taxes and charges) as to general real property taxes (not special taxes and charges) and may be subject to the collection of back taxes for a possible three to ten year period, depending upon the actual use classification of the property during its exempt status. Inquiry should be made to the Skagit County Assessor's Office or the Company for additional information.

Tax Account No.: P120134, P36809 & P132482  
Levy Code: 1195